

ORIGINAL



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MEMORANDUM

TO: Docket Control

FROM: Steven M. Olea
Director
Utilities Division

Arizona Corporation Commission
DOCKETED

AUG 5 2011

DOCKETED BY	
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Date: August 5, 2011

RE: **STAFF REPORT** – FOR THE APPLICATION OF RIO RICO UTILITIES, INC., FOR AN EXTENSION OF AN EXISTING CERTIFICATE OF CONVENIENCE AND NECESSITY (“CC&N”) TO PROVIDE WATER UTILITY SERVICE IN SANTA CRUZ COUNTY, ARIZONA - DOCKET NO: WS-02676A-11-0134

Attached is the Staff Report for the application of Rio Rico Utilities, Inc., to extend its Certificate of Convenience and Necessity (“CC&N”). Staff recommends partial approval with conditions.

SMO:VW:red

Originator: Vicki Wallace

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DOCKET CONTROL

Service List For: Rio Rico Utilities, Inc.
Docket No. WS-02676A-11-0134

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**STAFF REPORT
UTILITIES DIVISION
ARIZONA CORPORATION COMMISSION**

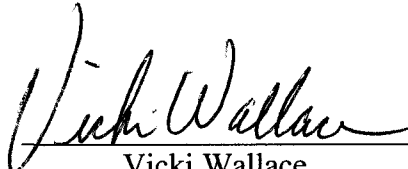
**RIO RICO UTILITIES, INC.
DOCKET NO. WS-02676-11-0134**

**APPLICATION OF RIO RICO UTILITIES, INC., FOR AN EXTENSION OF ITS
CERTIFICATE OF CONVENIENCE AND NECESSITY**

AUGUST 5, 2011

STAFF ACKNOWLEDGMENT

The Staff Report for Rio Rico Utilities, Inc., Docket No. WS-02676A-11-0134 was prepared by the Staff members shown below.

A handwritten signature in cursive script, appearing to read "Vicki Wallace", written over a horizontal line.

Vicki Wallace
Executive Consultant

A handwritten signature in cursive script, appearing to read "Jian Liu", written over a horizontal line.

Jian Liu
Utilities Engineer

**EXECUTIVE SUMMARY
RIO RICO UTILITIES, INC.
DOCKET NO. WS-02676A-11-0134**

On March 25, 2011, Rio Rico Utilities, Inc. ("Rio Rico" or "Company") filed an application with the Arizona Corporation Commission ("Commission" or "ACC") for approval of an extension of its existing Certificate of Convenience and Necessity ("CC&N") to provide water service in Santa Cruz County, Arizona.

Rio Rico is a public service corporation certificated to provide water and wastewater utility service and is in good standing with the Corporations Division. Rio Rico's water and wastewater divisions are both Class B utilities. Rio Rico provides water service to approximately 6,730 customers in Santa Cruz County, Arizona. Water customers who do not get wastewater service from Rio Rico utilize septic systems. The requested CC&N extension area totals 1,200 acres of which 345 acres will be developed and known as the Palo Parado Subdivision. The other 855 acres requested is owned by Mr. John Todd and administered by various trusts. This 4 parcel, 855 acre area will remain undeveloped.

Staff concludes that:

- The Company has adequate production capacity and storage capacity to serve the existing customer base and reasonable growth.
- That the proposed water system infrastructure and related costs for the 345 acre Development are reasonable and appropriate.
- The Company is in compliance with Arizona Department of Environmental Quality, Arizona Department of Water Resource, and ACC regulations.
- The Company has approved Curtailment Plan and Backflow Prevention Tariffs on file with the Commission.
- The Company has submitted the information required by the Arizona Administrative Code ("A.A.C.") R14-2-402.D ("ACC Water Rules) for the 345 acre Development requested in the extension application. Staff recommends the 345 acre Development be included within the Company's CC&N.
- Although the Company has requests for service for the other 855 acres requested in the extension application; (1) there are no plans to develop the area, and (2) the Company cannot and has not submitted the information required by A.A.C. R14-2-402.D.5.n, o, r, s, and z regarding description of proposed facilities being constructed, the revenue and expenses of requested service area, construction timeline, number of customers to be served, etc., for this area. Therefore, Staff recommends this area not be included in the Company's CC&N.

Staff Recommendations

Staff recommends that the ACC approve a portion Rio Rico's application for extension of its CC&N to provide water utility service in Santa Cruz County, Arizona, as follows:

1. That the 345 acre parcel known as the Palo Parado Subdivision ("The Development") be approved to be included within the Company's existing CC&N.
2. That the remaining 855 acres that make up the other 4 parcels requested not be approved to be included within the existing CC&N.
3. That the Company file with Docket Control, as a compliance item in this docket, copies of the Approval to Construct for the first phase of the 345 acres no later than 2 years after the effective date of the order granting this CC&N Extension.
4. That the Company file with Docket Control, as a compliance item in this docket, a copy of the developer's Certificate of Assured Water Supply ("CAWS") demonstrating the availability of adequate water for the requested area, where applicable or when required by statute, within 2 years of the effective date of the order granting this CC&N Extension.

Staff further recommends that the Commission's decision approving an extension of the CC&N be considered null and void, after due process, if the Company fails to meet the filing requirements of items 3 and 4 above within the time frame specified.

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INTRODUCTION

On March 25, 2011, Rio Rico Utilities, Inc. ("Rio Rico" or "Company") filed an application with the Arizona Corporation Commission ("Commission" or "ACC") for approval of an extension of its existing Certificate of Convenience and Necessity ("CC&N") to provide water service in certain defined portions of Santa Cruz County, Arizona.

On April 25, 2011, the ACC Utilities Division ("Staff") filed an Insufficiency Letter indicating that the Company's application had not met sufficiency requirements of Arizona Administrative Code ("A.A.C."). A copy of the Insufficiency Letter was sent to the Company via United States certified mail.

On May 17 and June 3, 2011, Rio Rico responded to Staff's Insufficiency Letter.

On June 13, 2011, Staff filed a Sufficiency Letter indicating the application had met the sufficiency requirement of A.A.C.

On June 21, 2011, the Administrative Law Judge assigned to this case issued a procedural schedule setting a hearing for August 30, 2011.

BACKGROUND

Rio Rico is a public service corporation certificated to provide water and wastewater utility service and is in good standing with the Corporations Division. Rio Rico's water and wastewater divisions are both Class B utilities. Rio Rico provides water service to approximately 6,730 customers in Santa Cruz County, Arizona. Water customers who do not get wastewater service from Rio Rico utilize septic systems. The requested CC&N extension area totals 1,200 acres. The legal description and maps are attached as Exhibit 1.

In December of 2005, Rio Rico became a wholly-owned subsidiary of Algonquin Water Resources of America, Inc. which is currently known as Liberty Water, Inc. ("Liberty Water"). In addition to Rio Rico, Liberty Water owns seven other utilities in Arizona. Rio Rico's current rates were authorized in Decision No. 72059 issued January 6, 2011.

PROPOSED EXTENSION AREA

The proposed extension area includes a 345-acre parcel located on portions of the Luis Maria Land Grant, west of Interstate 19 near Tubac in Santa Cruz County, Arizona and is called the Palo Parado Subdivision ("the Development"). The Development consists of 79 residential lots and common areas and is owned by Windward Partners XIV, LLC ("Developer"). The Developer provided a request for service to the Company on August 12, 2009.

Rio Rico also received requests for service for the remaining 855 acres from Mr. John Todd, who owns four parcels of land (three of which are administered by Lawyers Title Trust

and one by John C. Rev. Trust) within the requested extension area. Mr. Todd agreed to provide an easement for a transmission main on the John C. Rev. Trust parcel which is required by the Company to serve the Development referenced above. The application indicates that Mr. Todd's property was included at this juncture in order to facilitate the extension of service to The Development.

In its Insufficiency Letter, Staff questioned the inclusion of the 855 acres when it appeared there were only plans to develop and provide water to approximately 345 acres of that area for the Palo Parado Subdivision. Rio Rico responded that based on the developer's discussions with Mr. Todd, written requests for service were provided for the four parcels making up the 855 acres since: (1) The required main will cross Mr. Todd's property and require an easement; (2) the location of the four other parcels in relation to Rio Rico's existing CC&N and the requested extension area to include Palo Parado, if granted, would essentially surround Mr. Todd's property, making Rio Rico the logical choice for service once development occurs; and (3) it would be more economic and efficient for all parties involved to extend the Company's CC&N in one proceeding rather than in smaller separate proceedings.

RIO RICO'S EXISTING WATER SYSTEM

As indicated in the Staff Engineering Report (Exhibit 3), the drinking water system serving the community of Rio Rico is divided geographically by the Santa Cruz River, which runs south to north. Twelve inch and sixteen inch transmission mains cross the Santa Cruz River and allow the east and west sections of the water system to operate as a single unit. The terrain is very hilly and consequently the water system is divided into seven pressure zones at 150 foot intervals and dotted with about 26 small pressure tank and booster stations, which are in addition to the major pumping and storage facilities. Six groundwater wells provide the water source and feed into a lower pressure zone. All groundwater is disinfected with elemental chlorine. Staff concludes that Rio Rico has adequate production capacity and storage capacity to serve the existing customer base and reasonable growth.

Wastewater service within the proposed extension area for The Development will be provided by individual septic systems designed within each residence and permitted through the Santa Cruz County Health Department at the time of construction of the individual residence.

PROPOSED WATER FACILITIES

The proposed facilities to be constructed during the first five (5) years for the 345 acre Development include a storage reservoir; transmission mains; related distribution facilities; and upgrades to the existing water production. The Company also provided applicable plant cost projections by year for the first five (5) years. Staff's Engineering Report itemizes the facilities to be constructed and projected costs.

After review of the proposed water system infrastructure and related costs, Staff finds them to be reasonable and appropriate for the 345 acre Development. However, approval of this

CC&N extension application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed water plant-in-service was made, and no conclusions should be inferred for rate making or rate base purposes in the future.

There were no plans submitted for the other proposed 855 acres since there are no plans to develop this area. Thus, Staff could not conduct a review or recommend approval of this area for the extension.

COMPLIANCE

ADEQ

ADEQ regulates the Company's Water system under ADEQ Public Water System No. 12-011. Based on compliance information submitted by the Company, the system has no deficiencies, and ADEQ has determined (ADEQ Drinking Water Compliance Status Report dated February 24, 2011) that the system is currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, Chapter 4.

Rio Rico has not received its ADEQ Certificate of Approval to Construct ("ATC") for the proposed water facilities. Staff recommends that Rio Rico file with Docket Control, as a compliance item in this Docket, copies of the ATC for the first phase of the development no later than 2 years after the effective date of the order granting this CC&N extension.

Arizona Department of Water Resources ("ADWR")

Rio Rico is located within the Santa Cruz Active Management Area ("AMA") and is subject to its AMA reporting and conservation requirements. According to an ADWR Water Provider Compliance Report dated April 28, 2011, ADWR has determined that the Company's water system is currently compliant with departmental requirements governing water providers and/or community water systems.

Staff recommends that Rio Rico file with Docket Control, as a compliance item in this docket, a copy of the developer's Certificate of Assured Water Supply ("CAWS") demonstrating the availability of adequate water for the requested area, where applicable or when required by statute, within 2 years of the effective date of the order granting this CC&N Extension.

ACC

The Utilities Division Compliance Section has indicated that the Company has no delinquent ACC compliance items.

CURTAILMENT PLAN AND BACKFLOW PREVENTION TARIFF

Rio Rico has approved Curtailment Plan a Backflow Prevention Tariffs on file with the Commission.

CUSTOMER SERVICE AND RATES

According to the Consumer Services database, 30 complaints were filed from January 1, 2008 through April 5, 2011. All customer complaints have been resolved and closed. There were no opinions filed regarding this particular extension application.

The rates and charges proposed for the extension area are the Company's current rates and charges established in Decision No. 72059 issued January 6, 2011.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The Company is in compliance with ADEQ, ADWR, and ACC regulations.

The Company has approved Curtailment Plan and Backflow Prevention Tariffs on file with the Commission.

The Company has submitted the information required by the Arizona Administrative Code ("A.A.C.") R14-2-402.D ("ACC Water Rules) for the 345 acre Development requested in the extension application.

Although the Company has requests for service for the other 855 acres requested in the extension application; (1) there are no plans to develop the area, and (2) the Company cannot and has not submitted the information required by A.A.C. R14-2-402.D.5.n, o, r, s, and z regarding description of proposed facilities being constructed, the revenue and expenses of requested service area, construction timeline, number of customers to be served, etc., for this area.

Staff Recommendations

Staff recommends that the ACC approve a portion Rio Rico's application for extension of its CC&N to provide water utility service in Santa Cruz County, Arizona, as follows:

1. That the 345 acre parcel known as the Palo Parado Subdivision ("The Development) be approved to be included within the Company's existing CC&N.
2. That the remaining 855 acres that make up the other 4 parcels requested not be approved to be included within the existing CC&N.


3. That the Company file with Docket Control, as a compliance item in this docket, copies of the ATC for the first phase of the 345 acres no later than 2 years after the effective date of the order granting this CC&N Extension.
4. That the Company file with Docket Control, as a compliance item in this docket, a copy of the developer's CAWS demonstrating the availability of adequate water for the requested area, where applicable or when required by statute, within 2 years of the effective date of the order granting this CC&N Extension.

Staff further recommends that the Commission's decision approving an extension of the CC&N be considered null and void, after due process, if the Company fails to meet the filing requirements of items 3 and 4 above within the time frame specified.

MEMORANDUM

DATE: July 19, 2011

TO: Vicki Wallace
Executive Consultant

FROM: Jian W. Liu
Utilities Engineer 

RE: Rio Rico Utilities Inc.
Docket No. WS-02676A-11-0134 (CC&N Extension – Water)

INTRODUCTION

On March 25, 2011, Rio Rico Utilities, Inc. ("RRUI" or "Company") filed with the Arizona Corporation Commission ("Commission" or "ACC") an Application for an Extension of its Certificate of Convenience and Necessity ("CC&N") to provide water service in certain defined portions of Santa Cruz County, Arizona.

On June 13, 2011, Staff notified the Company that its Application was sufficient pursuant to the Arizona Administrative Code.

Windward Partners XIV, LLC, an Arizona limited liability company, ("Developer") owns a 345-acre land parcel located on portions of the Luis Maria Land Grant, west of Interstate 19 near Tubac in Santa Cruz County, Arizona called the Palo Parado Subdivision (the "Development"). The Development consists of 79 residential lots, and common areas. Undeveloped land lies to the north and south of the Development.

RRUI also received requests for service from Mr. John Todd, who owns four parcels of land within the requested extension area. Mr. Todd has agreed to provide an easement for a transmission main required for RRUI to serve the Development. RRUI has agreed to serve Mr. Todd's property in order to facilitate its proposed extension of service to the Development.

The Development includes approximately 345 acres of the total 1,200 acre extension area. RRUI is requesting an extension to provide service to the 345 acre Palo Parado subdivision based on a written request for service. In order to extend water service from the Company's existing facilities, a water main will have to be constructed across property owned by John C. Todd, who also owns the other 3 parcels within the requested extension area administered by Lawyers Title Trust. Although Mr. Todd does not have immediate plans to develop the 855 acres included with the extension area, Mr. Todd provided a written request for service.

EXISTING RRUI WATER SYSTEM

RRUI provided water service to 6,730 customers as December 31, 2010.

The drinking water system serving the community of Rio Rico is divided geographically by the Santa Cruz River, which runs south to north. Twelve inch and sixteen inch transmission mains cross the Santa Cruz River and allow the east and west sections of the water system to operate as a single unit. The terrain is very hilly and consequently the water system is divided into seven pressure zones at 150 feet intervals and dotted with about 26 small pressure tank and booster stations, which are in addition to the major pumping and storage facilities. Six groundwater wells provide the water source and feed into a lower pressure zone. All groundwater is disinfected with elemental chlorine. Staff concludes that RRUI has adequate production capacity and storage capacity to serve the existing customer base and reasonable growth.

Wastewater service in The Development will be provided by individual septic systems designed within each residence and permitted through the Santa Cruz County Health Department at the time of construction of the individual residence.

PROPOSED WATER FACILITIES

Proposed facilities to be constructed for The Development during the first five (5) years include the following:

- (i) One (1) 248,000 gallon storage reservoir;
- (ii) Transmission mains consisting of 8" and 12" diameter pipe;
- (iii) Related distribution facilities;
- (iv) Upgrades to the existing water production.

Cost Analysis

The cumulative plant cost projections by year for the first five (5) years:

Plant Cost Projection

1st Year	\$917,540
2nd Year	\$1,668,434
3rd Year	\$2,477,324
4th Year	\$2,750,314
5th Year	\$2,755,039

Staff has reviewed the proposed water system infrastructure and related costs and finds them to be reasonable and appropriate. However, approval of this CC&N extension application does not imply any particular future treatment for determining the rate base. No "used and

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") COMPLIANCE

ADEQ regulates the Company's Water System under ADEQ Public Water System ("PWS") No. 12-011. Based on compliance information submitted by the Company, the system has no deficiencies and ADEQ has determined that the system is currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, and Chapter 4. (ADEQ Drinking Water Compliance Status Report dated Feb 24, 2011).

APPROVAL TO CONSTRUCT

RRUI has not received its ADEQ Certificate of Approval to Construct ("ATC") for the proposed water facilities. Staff recommends that RRUI file with Docket Control, as a compliance item in this docket, copies of the ATC for the first phase of the development no later than 2 years after the effective date of the order granting this CC&N Extension.

ARIZONA DEPARTMENT OF WATER RESOURCES ("ADWR") COMPLIANCE

RRUI is located within the Santa Cruz Active Management Area ("AMA") and is subject to its AMA reporting and conservation requirements. Staff received an ADWR compliance status report on April 28, 2011. ADWR reported that RRUI is currently in compliance with departmental requirements governing water providers and/or community water systems.

Staff recommends that the RRUI file with Docket Control, as a compliance item in this docket, copy of the developer's Certificate of Assured Water Supply demonstrating the availability of adequate water for the requested area, where applicable or when required by statute, within 2 years of the effective date of the order granting this CC&N Extension.

ACC COMPLIANCE

In Decision No. 72059, the Commission ordered that Rio Rico Utilities, Inc. submit its ten Best Management Practices in the form of tariffs that substantially conform to the templates created by Staff (and available on the Commission's Website) for the Commission's review and consideration. Proposed tariffs were received from the Company on June 30, 2011. Staff is reviewing the tariffs.

CURTAILMENT PLAN AND BACKFLOW PREVENTION TARIFF

RRUI has approved Curtailment Plan and Backflow Prevention Tariffs on file with the Commission.

SUMMARY

Conclusions

1. ADEQ regulates the Company's Water System under ADEQ Public Water System ("PWS") No. 12-011. Based on compliance information submitted by the Company, the system has no deficiencies and ADEQ has determined that the system is currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, and Chapter 4. (ADEQ Drinking Water Compliance Status Report dated Feb 24, 2011).
2. RRUI is located within the Santa Cruz Active Management Area ("AMA") and is subject to its AMA reporting and conservation requirements. Staff received an ADWR compliance status report on April 28, 2011. ADWR reported that RRUI is currently in compliance with departmental requirements governing water providers and/or community water systems.
3. In Decision No. 72059, Commission ordered that RRUI shall submit its ten Best Management Practices, as a compliance item in this docket, in the form of tariffs that substantially conform to the templates created by Staff (and available on the Commission's Website) for the Commission's review and consideration. Tariffs were received from the Company on June 30, 2011. Staff is reviewing the tariffs.
4. RRUI has approved Curtailment Plan and Backflow Prevention Tariffs on file with the Commission.

Recommendations

1. Staff recommends that RRUI file with Docket Control, as a compliance item in this docket, copies of the ATC for the first phase of the development no later than 2 years after the effective date of the order granting this CC&N Extension.
2. Staff recommends that the RRUI file with Docket Control as a compliance item in this docket copy of the developer's Certificate of Assured Water Supply demonstrating the availability of adequate water for the requested area, where applicable or when required by statute, within 2 years of the effective date of the order granting this CC&N Extension.

MEMORANDUM

TO: Vicki Wallace
Chief, Consumer Services & Special Projects
Utilities Division

FROM: Barb Wells *bw*
Information Technology Specialist
Utilities Division

THRU: Del Smith *DS*
Engineering Supervisor
Utilities Division

DATE: August 3, 2011

RE: **RIO RICO UTILITIES, INC. (DOCKET NO. W-02676A-11-0134)**

The area requested by Rio Rico for an extension for water service has been plotted using an amended legal description, which was docketed on July 28, 2011. This legal description is attached and should be used in place of the original description submitted with the application, as well as any previous amendments that were filed.

Also attached are copies of the maps for your files.

:bsw

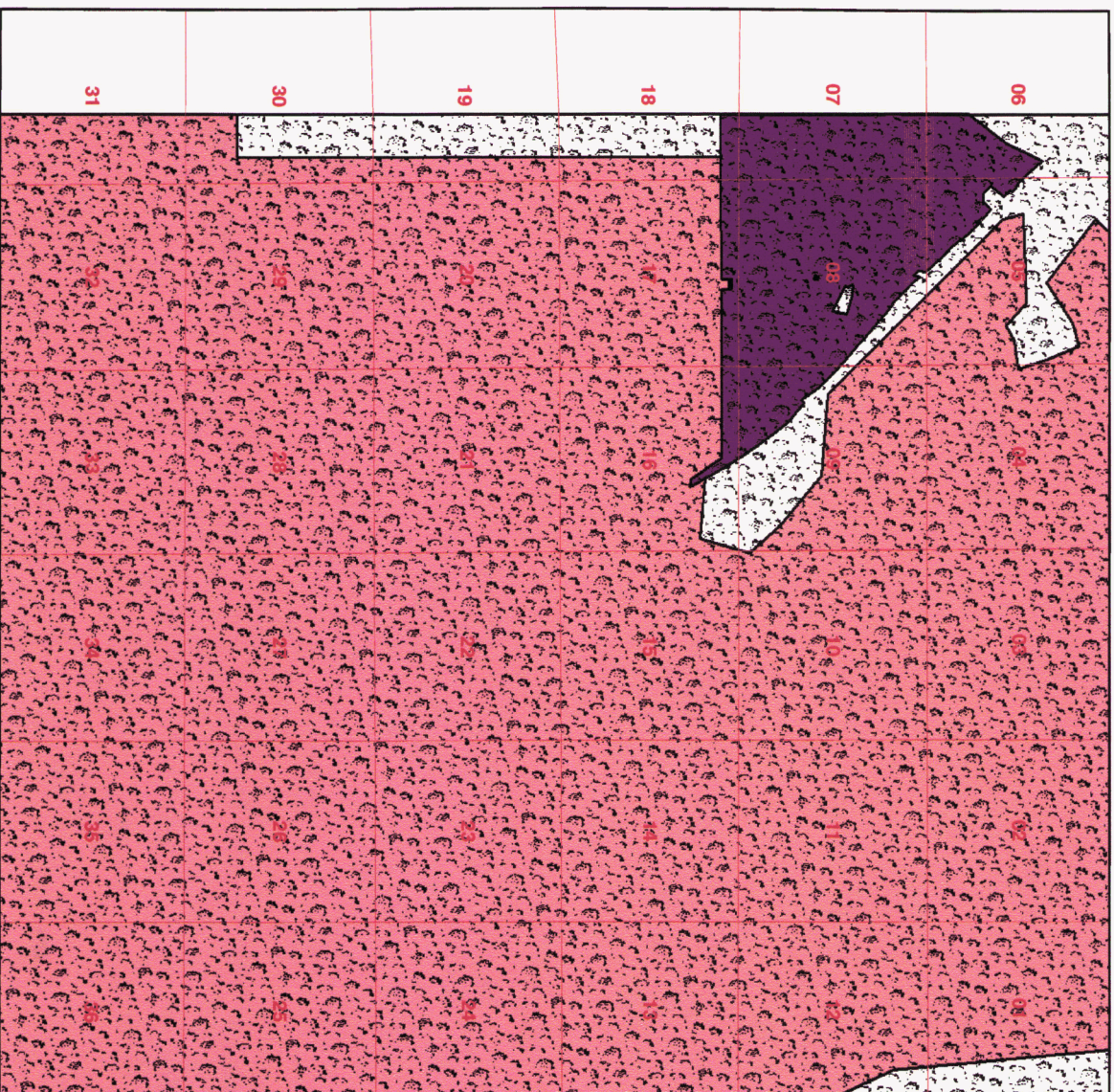
Attachments

cc: Mr. Patrick Black
Ms. Deb Person (Hand Carried)
Mr. Jian Liu
File

SANTA CRUZ COUNTY

Map No. 8

RANGE 13 East



TOWNSHIP 22 South

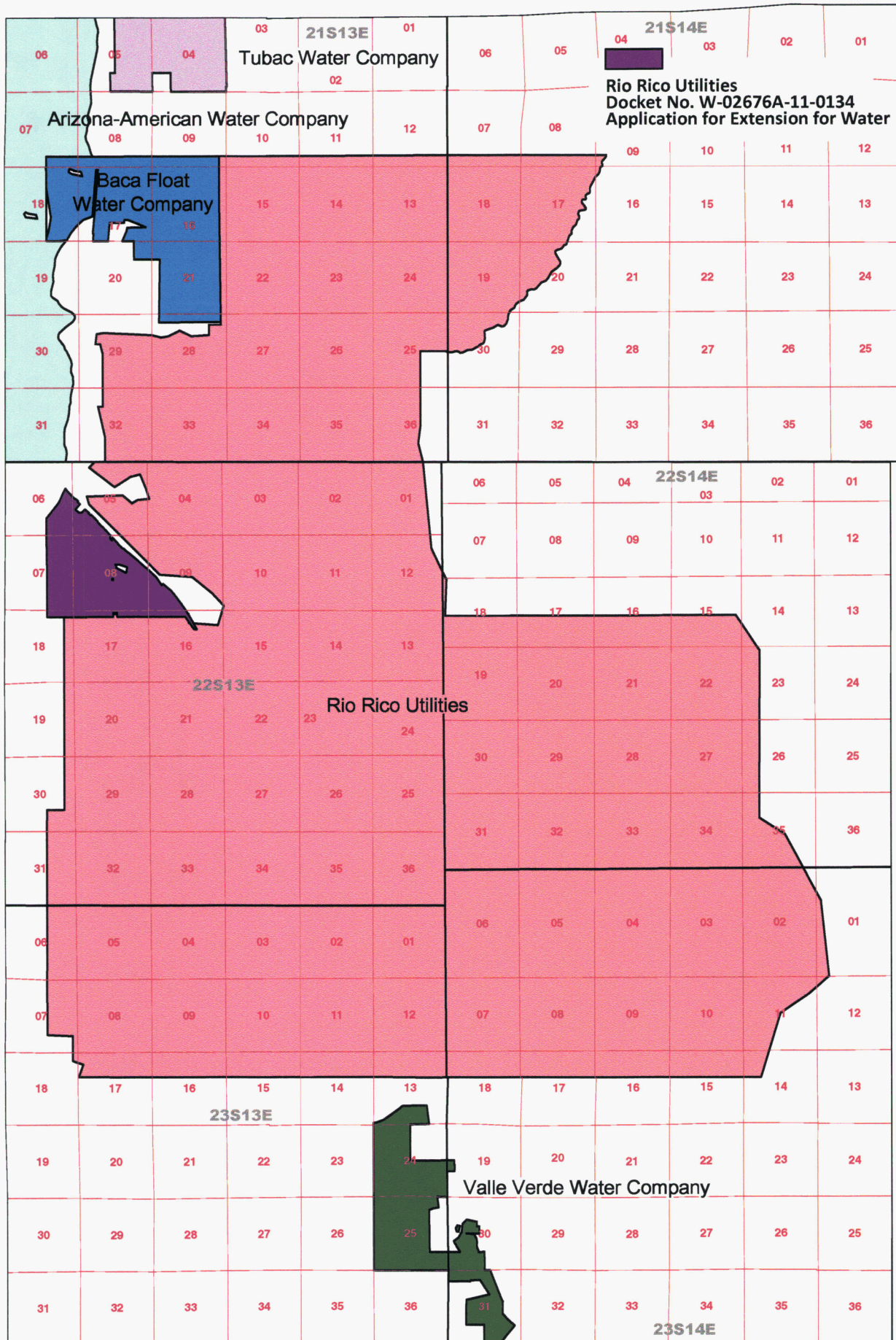
WS-02676A (6) Sewer

Rio Rico Utilities, Inc.

(1)

Rio Rico Utilities, Inc.
Docket No. W-02676A-11-0134
Application for Extension for Water

SANTA CRUZ COUNTY



Final Plat Metes and Bounds Boundary Legal

April 8, 2011
Psomas 05087-02
(7WPA058702)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the north one-half of the Luis Maria Baca Land Grant, Float No.3, and lying within theoretical Sections 5, 6, 7 and 8, Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, and as monumented in Record of Survey Book 2 at Page 911, records of said Santa Cruz County, described as follows:

BEGINNING at the Seventeen and One-half Mile Marker monument on the west line of said Baca Float No.3 Land Grant as recorded in said Book 2 at Page 911;

THENCE upon the west line of said Land Grant, N 00°21'45" W a distance of 843.79 feet;

THENCE upon the northwesterly boundary line recorded in said Book 2 at Page 911 the following 6 courses and distances:

- 1) N 38°50'16" E a distance of 438.80 feet;
- 2) N 37°58'42" E a distance of 382.22 feet;
- 3) N 37°59'04" E a distance of 592.05 feet;
- 4) N 25°00'01" E a distance of 170.13 feet;
- 5) N 25°10'00" E a distance of 655.05 feet;
- 6) N 26°07'00" E a distance of 310.23 feet to the southwesterly right-of-way of Interstate 19 recorded in A.D.O.T. Plan Drawing No. D-12-T-322 and Docket 206 at Page 571, records of said Santa Cruz County, and lying on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 52°15'30"E;

THENCE upon said southwesterly right-of-way the following 24 courses and distances:

- 1) Southeasterly upon the arc of said curve, to the left, having a radius of 5924.58 feet and a delta angle of 09°53'19" for an arc length of 1022.52 feet;
- 2) N 42°22'11" E a distance of 40.00 feet to a point on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 42°29'31" E;
- 3) Southeasterly upon the arc of said curve, to the left, having a radius of 5884.58 feet and a delta angle of 00°30'29" for an arc length of 52.19 feet;

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(7WPA058702)

- 4) S 48°39'39" E a distance of 152.75 feet;
- 5) S 48°52'32" E a distance of 48.66 feet;
- 6) S 41°05'37" W a distance of 84.89 feet;
- 7) S 48°55'03" E a distance of 249.93 feet;
- 8) S 41°05'22" W a distance of 509.85 feet;
- 9) S 48°52'14" E a distance of 324.76 feet;
- 10) S 89°28'19" E a distance of 230.32 feet;
- 11) N 41°06'12" E a distance of 319.73 feet;
- 12) S 48°54'59" E a distance of 100.06 feet;
- 13) S 48°44'24" E a distance of 100.57 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 41°10'55" W;
- 14) Southeasterly upon the arc of said curve, to the right, having a radius of 7358.44 feet and a delta angle of 01°29'46" for an arc length of 192.14 feet;
- 15) S 42°29'19" W a distance of 54.01 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 42°37'51" W;
- 16) Southeasterly upon the arc of said curve, to the right, having a radius of 7304.44 feet and a delta angle of 01°29'54" for an arc length of 191.01 feet;
- 17) N 44°08'45" E a distance of 64.23 feet to a point on the arc of a non-tangent curve concave southwesterly, from which the radius point bears S 44°04'06" W;
- 18) Southeasterly upon the arc of said curve, to the right, having a radius of 7368.44 feet and a delta angle of 04°03'43" for an arc length of 522.39 feet;
- 19) S 41°51'37" E a distance of 158.26 feet;
- 20) S 47°54'11" W a distance of 35.11 feet;
- 21) S 41°47'01" E a distance of 500.04 feet;
- 22) N 48°50'33" E a distance of 29.28 feet;

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(7WPA058702)

23) S 41°56'53" E a distance of 758.95 feet to a point on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 48°12'00" E;

24) Southeasterly upon the arc of said curve, to the left, having a radius of 11679.16 feet and a delta angle of 00°25'11" for an arc length of 85.56 feet to the most northerly corner of the A.D.O.T. right-of-way parcel recorded in A.D.O.T. Plan Drawing No. D-12-T-342 and Docket 420 at Page 290 and Docket 420 at Page 526, records of said Santa Cruz County;

THENCE upon said right-of-way parcel, S 08°00'59" W a distance of 200.01 feet;

THENCE continue upon said right-of-way parcel, S 42°43'20" E a distance of 204.84 feet;

THENCE continuing upon said right-of-way parcel, N 08°01'12" E a distance of 200.00 feet to the southwesterly right-of-way of Interstate 19 recorded in A.D.O.T. Plan Drawing No. D-12-T-322 and Docket 215 at Page 603, records of said Santa Cruz County, and lying on the arc of a non-tangent curve concave northeasterly, from which the radius point bears N 46°46'31"E;

THENCE southeasterly upon the arc of said curve, to the left, having a radius of 11679.16 feet and a delta angle of 00°17'07" for an arc length of 58.15 feet;

THENCE upon the southeasterly boundary line recorded in said record of survey, Book 2 at Page 911, S 23°22'36" W a distance of 1130.12 feet;

THENCE continue upon said southeasterly boundary line, S 61°40'27" W a distance of 1631.36 feet;

THENCE continue upon said southeasterly boundary line, S 18°59'12" W a distance of 926.23 feet;

THENCE upon the south boundary line recorded in said record of survey, Book 2 at Page 911, N 88°53'53" W a distance of 1476.26 feet;

THENCE upon the westerly boundary line recorded in said record of survey, Book 2 at Page 911, N 14°17'43" E a distance of 1259.04 feet;

THENCE continue upon said westerly boundary line, N 00°35'28" W a distance of 1610.25 feet;

THENCE continue upon said boundary line, N 89°39'23" W a distance of 1359.78 feet to the west line of said Baca Land Grant, Float No. 3;

April 8, 2011
Psomas 05087-02
(7WPA058702)

THENCE upon said west line, N 00°34'22" W a distance of 1.80 feet;

THENCE continue upon said west line, N 00°18'44" W a distance of 5.14 feet to the closing corner of said Sections 6 and 7 as recorded in said Book 2 at Page 911;

THENCE continuing upon said west line, N 00°22'49" W a distance of 388.41 feet to the **POINT OF BEGINNING**.

Containing an area of 344.2 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Ernest Gomez AZ RLS 27739

17 MILE MARKER
FOUND 3.75" ACP ON
2.75" ALUMINUM PIPE,

POINT OF BEGINNING
17-1/2 MILE MARKER
FOUND 3.25" ACP ON
2.25" ALUMINUM PIPE,

1/4 CORNER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE,
WEST LINE OF LUIS MARIA BACA
LAND GRANT, FLOAT NO. 3

18 MILE MARKER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE,

PALO PARADO
RECORD OF SURVEY
BOOK 2 AT PAGE 911

SECTION CORNER
FOUND 3.25" ACP ON
2.75" ALUMINUM PIPE

PALO PARADO
RECORD OF SURVEY
BOOK 2 AT PAGE 911

PARCEL NO. 4
PALO PARADO HILLS
BK 1 SURVEYS,
PG 55

PALO PARADO HILLS
BK 1 SURVEYS, PG 55

PARCEL NO. 2
PALO PARADO HILLS
BK 1 SURVEYS,
PG 55

EXCLUDED PARCEL
A.D.O.T. DRAWING NO. D-12-T-342
DOCKET 420 AT
PAGES 290 AND 526

A.D.O.T. INTERSTATE 19
DRAWING NO. D-12-T-322
DOCKET 206, PAGE 571



SCALE: 1" = 500'

EXHIBIT B

A PORTION OF THE LUIS MARIA BACA LAND GRANT,
FLOAT NO. 3, AND LYING WITHIN THEORETICAL
SECTIONS 5, 6, 7 & 8, TOWNSHIP 22 SOUTH, RANGE 13 EAST,
GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA,
AS MONUMENTED IN RECORD OF SURVEY BK. 2 AT PG. 911,
RECORDS OF SAID SANTA CRUZ COUNTY

PSOMAS

800 E. Wetmore Road, Suite 110
Tucson, AZ 85719
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

05087-02 (7WPA058702)

DATE: APRIL 2011 • DRAWN BY: EG

Todd 291 Acre Parcel Legal

June 1, 2011
Psomias 05087-02
(7JCT110101)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the Luis Maria Baca Land Grant, Float No.3, and located within theoretical Sections 8, 9, 16 and 17 of Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, described as follows:

COMMENCING at the intersection of the West line of said Baca Land Grant with a line known as separating the south and north halves of said Land Grant and monumented with a 1-3/4" lead cap pipe as recorded in Book 1 of surveys at page 55, records of said Santa Cruz County;

THENCE upon said line separating the south and north halves, N 89°35'59" E a distance of 5008.52 feet to a found 1/2" rebar located at the southwest corner of the parcel recorded in Docket 58 at Page 226, records of said Santa Cruz County, and being the **POINT OF BEGINNING**;

THENCE upon the westerly line of said parcel, N 01°00'01" W a distance of 3094.15 feet to a found 2" aluminum cap, stamped "CBA PE 4670";

THENCE upon the northerly line of said parcel, N 89°01'54" E a distance of 2560.01 feet to the southwesterly right-of-way of Interstate 19, lying on the arc of a non-tangent curve, concave southwesterly, from which the radius point bears S 42°49'13" W;

THENCE southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14103.95 feet and a delta angle of 01°36'10" for an arc length of 394.52 feet to a 3" A.D.O.T. monument;

THENCE S 34°34'32" E a distance of 685.26 feet to a 3" A.D.O.T. monument;

THENCE N 48°13'01" E a distance of 124.89 feet to a 3" A.D.O.T. monument;

THENCE S 50°24'14" E a distance of 698.96 feet to a 3" A.D.O.T. monument, lying on the arc of a non-tangent curve, concave southwesterly, from which the radius point bears S 50°01'39" W;

THENCE southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14223.95 feet and a delta angle of 10°38'16" for an arc length of 2640.85 feet to a found railroad rail with a chiseled "X" at approximate A.D.O.T. highway station 792+20 at 210.00 feet Left;

June 1, 2011
Psomas 05087-02
(7JCT110101)

THENCE continue southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 14223.95 feet and a delta angle of 02°57'11" for an arc length of 733.12 feet;

THENCE N 80°34'20" W a distance of 136.09 feet to a found 1-3/4" lead cap pipe;

THENCE continue N 80°34'20" W a distance of 65.66 feet;

THENCE N 35°14'36" W a distance of 1078.74 feet to a found 5/8" rebar on the line known as separating the south and north halves of said Baca Land Grant;

THENCE upon said line, being common with the north line of Rio Rico Ranchettes Unit 10 as recorded in Book 3 of Maps and Plats at Page 7, records of said Santa Cruz County, S 89°35'06" W a distance of 4832.45 feet to the **POINT OF BEGINNING**.

Containing an area of 291 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Ernest Gomez AZ RLS 27739



SCALE: 1" = 1000'

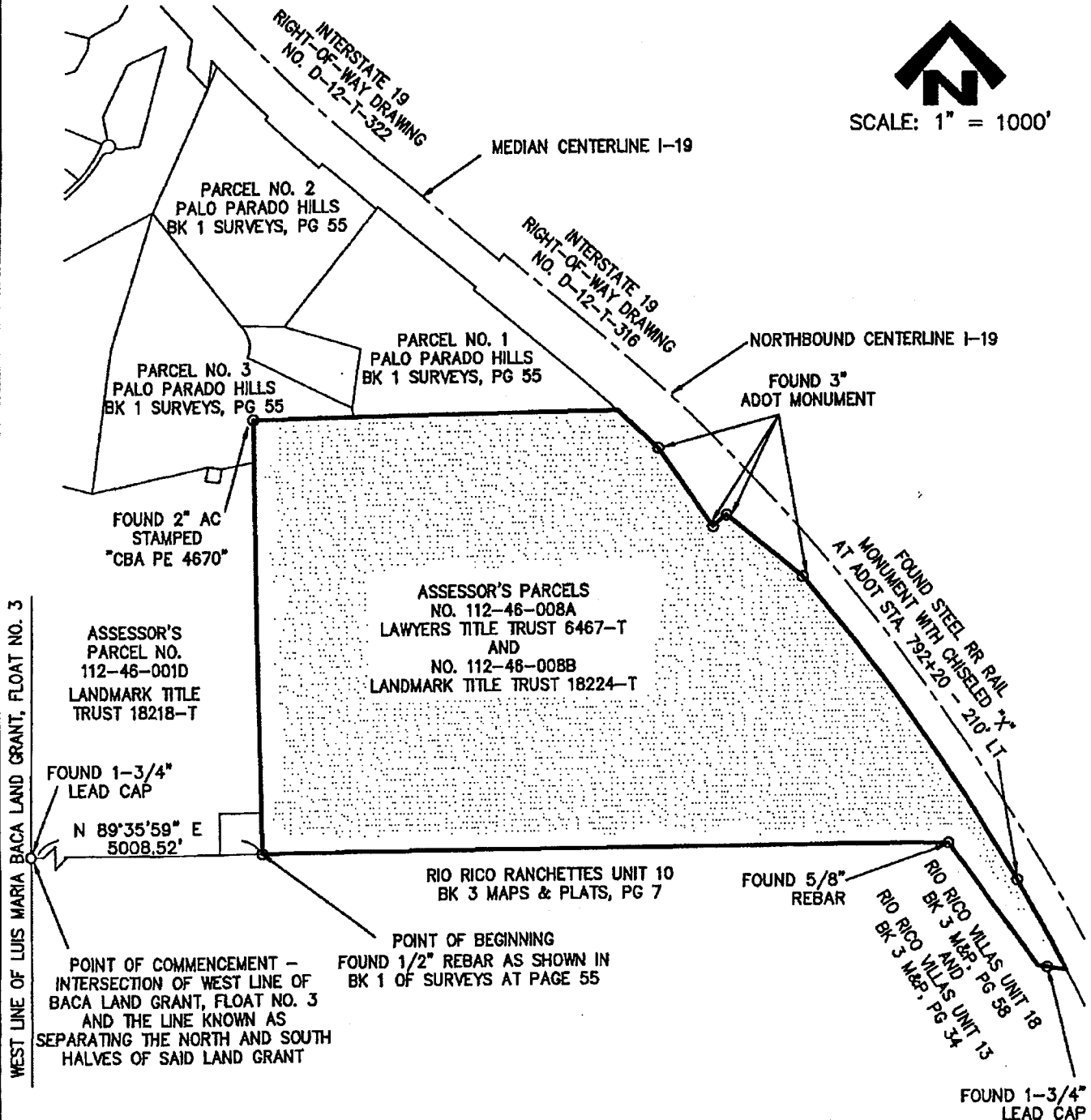


EXHIBIT B

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05087-02 (7JCT110101)

A PORTION OF THE LUIS MARIA BACA LAND GRANT,
FLOAT NO. 3, AND LYING WITHIN THEORETICAL
SECTIONS 8, 9, 16 & 17, T-22-S, R-13-E,
GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA

DATE: MAY 2011 • DRAWN BY: EG

Todd Assessors Parcel 112-46-001B

Parcel IV

A portion of the North One-Half (North 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumental by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being portion of what corresponds to Section 7 and 18, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

BEGINNING at the Westerly boundary and at the point known as the corner between the North and South One-Half (South 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears south 00 degrees 17 minutes 36 seconds West, 1,691.26 feet;

THENCE North 00 degrees 17 minutes 36 seconds East, along the Westerly boundary of said Land Grant, a distance of 1,353.65 feet to a point;

THENCE South 89 degrees 18 minutes 53 seconds East a distance of 847.18 feet to a point;

THENCE South 00 degrees 41 minutes 07 seconds West a distance of 400.00 feet to a point;

THENCE South 48 degrees 29 minutes 52 seconds East a distance of 1,463.33 feet to a point on the North and South One-Half (South 1/2) line of said Land Grant (said point also being the Northeasterly corner of Rio Rico Ranchettes Unit No. 10, as shown on the plat thereof as recorded in Book 3 of maps and plats at Page 7 in the Office of the County Recorder, Santa Cruz County, Arizona);

THENCE North 89 degrees 54 minutes 11 seconds West, along said North and South One-Half (South 1/2) line of said Land Grant, a distance of 1,925.00 feet to the **POINT OF BEGINNING**.

Todd 372 Acre Parcel Legal

May 13, 2011
Psomas 05087-02
(7JCT110101)

EXHIBIT A

LEGAL DESCRIPTION

A portion of the *Luis Maria Baca Land Grant*, Float No.3, and located within theoretical Sections 7, 8, 17 and 18 of Township 22 South, Range 13 East, Gila and Salt River Meridian, Santa Cruz County, Arizona, described as follows:

COMMENCING at the intersection of the West line of said Baca Land Grant with a line known as separating the south and north halves of said Land Grant and monumented with a found 1-3/4" lead cap pipe as recorded in Book 1 of Surveys at Page 55, records of said Santa Cruz County;

THENCE upon said line separating the south and north halves, N 89°35'59" E a distance of 1319.02 feet to a found 1-3/4" lead cap pipe located at the northwest corner Rio Rico Ranchettes Unit 10 as recorded in Book 3 of Maps and Plats at Page 7, records of said Santa Cruz County;

THENCE continue N 89°35'59" E a distance of 605.98 feet to the southeast corner of the parcel recorded in Docket 392 at Page 409, records of said Santa Cruz County, and the **POINT OF BEGINNING**;

THENCE N 49°03'48" W a distance of 1437.79 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE N 00°11'56" E a distance of 400.23 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE N 89°48'12" W a distance of 844.97 feet to the west line of said Land Grant;

THENCE N 00°15'15" W a distance of 2238.10 feet to a found 3-1/4" aluminum cap at the 18 Mile Marker of said Land Grant as recorded in Book 2 of Surveys at Page 911, records of said Santa Cruz County;

THENCE continue upon said west line of the Land Grant, N 00°34'22" W a distance of 2240.86 feet;

THENCE S 89°39'23" E a distance of 1359.78 feet to a found 1/2" rebar with a plastic cap marked "RLS 29873";

THENCE S 00°35'28" E a distance of 1610.25 feet to a found 1/2" rebar;

THENCE S 14°17'43" W a distance of 1259.04 feet to found 2-1/2" aluminum cap, stamped "CBA PE 4670";

May 13, 2011
Psomas 05087-02
(7JCT110101)

THENCE S 88°53'53" E a distance of 1476.26 feet to found 2" aluminum cap, stamped "CBA PE 4670";

THENCE S 74°51'18" E a distance of 1362.47 feet to found 2-1/2" aluminum cap, stamped "CBA PE 4670";

THENCE N 77°11'56" E a distance of 835.74 feet;

THENCE S 09°18'34" W a distance of 100.00 feet;

THENCE S 80°41'26" E a distance of 100.00 feet;

THENCE N 09°18'34" E a distance of 100.00 feet;

THENCE N 78°46'53" E a distance of 230.87 feet to a found 2" aluminum cap, stamped "CBA PE 4670", and located on the west line of the parcel recorded in Docket 58 at Page 226, records of said Santa Cruz County;

THENCE upon said west line, S 01°00'01" E a distance of 2498.92 feet;

THENCE S 89°35'59" W a distance of 292.96 feet;

THENCE S 00°24'01" E a distance of 295.16 feet to the north line of said Rio Rico Ranchettes Unit 10;

THENCE upon said north line, being common with the line known as separating the south and north halves of said Land Grant, S 89°35'59" W a distance of 2787.47 feet to the POINT OF BEGINNING.

Containing an area of 372 Acres, more or less.

See Exhibit B attached hereto and made a part hereof

Prepared By:
Psomas



Ernest Gomez 3.03/112

Ernest Gomez AZ RLS 27739



SCALE: 1" = 1000'

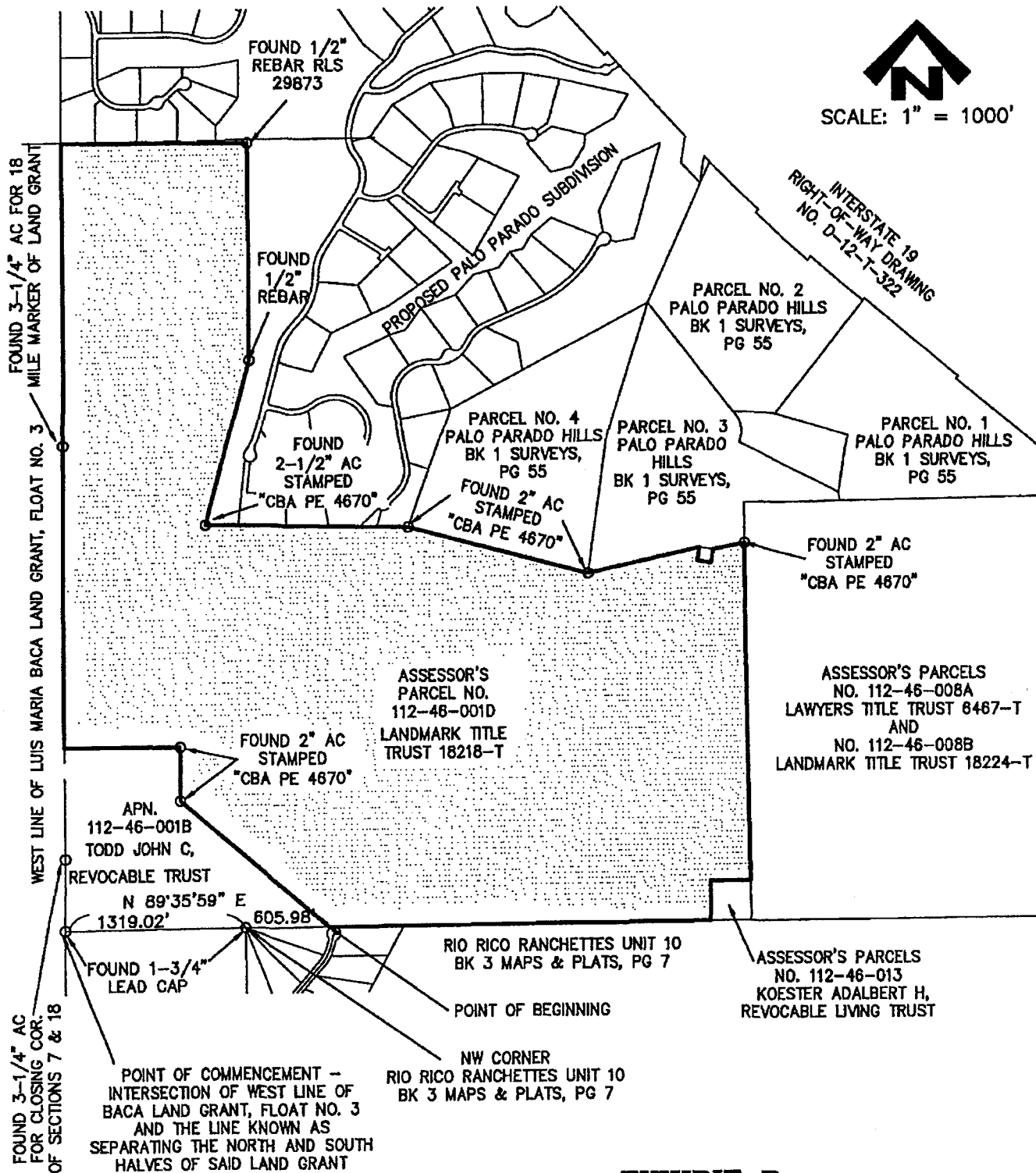


EXHIBIT B

A PORTION OF THE NORTH HALF OF THE LUIS MARIA
BACA LAND GRANT, FLOAT NO. 3, AND LYING WITHIN
THEORETICAL SECTIONS 7, 8, 17 & 18, T-22-S, R-13-E,
GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA

PSOMAS

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Tucson, AZ 85719
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

05087-02 (7JCT110101)

DATE: MAY 2011 • DRAWN BY: EG

Palo Parado Hills Parcel 1

Legal Description – Palo Parado Hills Parcel No. 1

(Recorded in Book 1 of Surveys at Page 55 and Docket 392, Page 634, Records of Santa Cruz County, Arizona)

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) line of said Baca Float No. 3, from which Mile Post 19 of said Westerly boundary of said Land Grant, bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'18" W, along the Westerly boundary of said parcel, a distance of 3,094.19 feet to the Northwesterly corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel, a distance of 700.00 feet to the POINT OF BEGINNING;

THENCE N 07°43'12" W a distance of 66.42 feet to the Southernmost corner of the Parcel described in Docket 176 at Page 138 in said Office of the County Recorder;

THENCE N 08°31'00" E along the Easterly boundary of said parcel a distance of 430.00 feet to the Northeasterly corner of said parcel;

THENCE N 72°27'20" W, along the Northerly boundary of said parcel, a distance of 558.34 feet to a point;

THENCE N 38°03'55" E a distance of 1,050.59 feet to a point on the Westerly right-of-way line of Interstate 19, at Highway Station 859+00.00 as shown on A.D.O.T. Highway Department plans for projects I-19-1(21)11 and I-19-1(24)16;

THENCE N 40°36'09" E, along said right-of-way line, a distance of 19.96 feet;

THENCE S 49°31'28" E, along said right-of-way line, a distance of 899.96 feet;

THENCE S 36°16'19" W, along said right-of-way line, a distance of 25.07 feet;

THENCE S 49°34'46" E, along said right-of-way line, a distance of 629.85 feet to a point on the arc of a non-tangent curve concave to the Southwest, from which the radius point bears S 40°26'28" W;

THENCE Southeasterly along the arc of said curve, to the right, running along said right-of-way line, having a radius of 14,103.95 feet and a central angle of 02°52'33" for an arc distance of 707.89 feet to the Northeasterly corner of said parcel recorded in Docket 58 at page 226;

THENCE S 89°29'42" W, along said Northerly line of said parcel, a distance of 1,859.48 feet to the POINT OF BEGINNING.

Containing 38.856 acres, more or less.

Palo Parado Hills Parcel 2

Legal Description – Palo Parado Hills Parcel No. 2

(Recorded in Book 1 of Surveys at Page 55 and Docket 392, Page 634, Records of Santa Cruz County, Arizona)

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) line of said Baca Float No. 3, from which Mile Post 19 of said Westerly boundary of said Land Grant, bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'18" W, along the Westerly boundary of said parcel, a distance of 3,094.19 feet to the Northwestern corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel, a distance of 700.00 feet to a point;

THENCE N 07°43'12" W a distance of 66.42 feet to the Southernmost corner of the parcel described in Docket 176 at Page 138 in said Office of the County Recorder;

THENCE N 08°31'00" E along the Easterly boundary a distance of 430.00 feet to the Northeasterly corner of said parcel;

THENCE N 72°27'20" W, along the Northerly boundary of said parcel, a distance of 558.34 feet to a Northerly corner of said parcel, said corner also being the POINT OF BEGINNING;

THENCE N 87°13'43" W, along the Northerly boundary of said parcel, a distance of 306.57 feet to the Northwesternmost corner of said parcel;

THENCE N 38°21'42" W a distance of 1,052.73 feet to a point;

THENCE N 25°41'57" E a distance of 1,139.37 feet to a point on the Westerly right-of-way line of Interstate 19, as shown on A.D.O.T. Highway Department plans for Projects I-19-1(21)11 and I-19-1(24)16, and said point also being on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, from which the radius point bears N 47°01'30" E;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,679.16 feet and a central angle of 02°28'40" for an arc distance of 505.05 feet to a non-tangent line (Highway Station 869+00.00, P.O.C.);

THENCE S 44°09'31" W, along said Westerly right-of-way line, a distance of 29.04 feet to a point on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, from which the radius point bears N 44°22'24" E;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,709.16 feet and a central angle of 02°30'44" for an arc distance of 513.38 feet to a non-tangent line (Highway Station 864+00.00, P.O.C.);

THENCE N 42°14'37" E a distance of 35.14 feet to a point on the arc of a non-tangent curve concave to the Northeast, running along said Westerly right-of-way line, from which the radius point bears N 42°01'26" E;

THENCE Southeasterly along the arc of said curve, to the left, having a radius of 11,674.16 feet and a central angle of 01°28'54" for an arc distance of 301.92 feet to a non-tangent line (Highway Station 861+05.99, P.O.C.);

THENCE S 49°34'30" E, along said Westerly right-of-way line, a distance of 205.03 feet to a point (Highway Station 859+00.00, P.O.T.);

THENCE S 38°03'55" W a distance of 1,050.59 feet to the POINT OF BEGINNING.

Containing 36.228 acres, more or less.

Palo Parado Hills Parcel 3

Legal Description – Palo Parado Hills Parcel No. 3

(Recorded in Book 1 of Surveys at Page 55 and Docket 392, Page 634, Records of Santa Cruz County, Arizona)

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being a portion of what corresponds to Section 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) line of said Baca Float No. 3, from which Mile Post 19 of said Westerly boundary of said Land Grant, bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'15" W, along the Westerly boundary of said parcel, a distance of 2,794.15 feet to the POINT OF BEGINNING;

THENCE N 00°30'44" W, along the Westerly boundary of said parcel, a distance of 300.04 feet to the Northwesterly corner of said parcel;

THENCE N 89°29'42" E, along the Northerly boundary of said parcel, a distance of 700.00 feet to a point;

THENCE N 07°43'12" W a distance of 66.42 feet to the Southernmost corner of the Parcel described in Docket 176 at Page 138 in said Office of the County Recorder;

THENCE N 62°23'08" W, along the Southerly boundary of said parcel a distance of 820.70 feet to a Southwesterly corner of said parcel, said corner being a point on the arc of a non-tangent curve concave to the West, from which the radius point bears N 67°16'37" W;

THENCE Northerly along the arc of said curve, to the left, having a radius of 205.41 feet and a central angle of 69°04'33" for an arc distance of 247.64 feet to the northwesterly corner of said parcel, said corner being on a non-tangent line;

THENCE N 38°21'42" W a distance of 1,052.73 feet to a point;

THENCE S 15°00'28" W a distance of 1,015.82 feet to a point;

THENCE S 07°40'54" W a distance of 1,037.96 feet to a point;

THENCE N 77°42'04" E a distance of 835.47 feet to a point;

THENCE S 80°12'27" E a distance of 100.00 feet to a point;

THENCE N 79°15'52" E a distance of 230.87 feet to the POINT OF BEGINNING.

Containing 37.845 acres, more or less.

Palo Parado Hills Parcel 4

2075 North Sixth Avenue
Tucson, Arizona 85705.
(502) 624-7401



DOCK 392 PAGE 648

CBA File No. 03553-02-06
June 29, 1984
LEGALS, NAT-4 (8)

Legal Description - Palo Parado Hills Parcel No. 4

A portion of the North One-Half (N 1/2) of the Luis Maria Baca Land Grant, Float No. 3, as surveyed and monumented by the United States as shown on the maps and field notes thereof on file in the Office of the Bureau of Land Management, Phoenix, Arizona, also being portions of what corresponds to Sections 7 and 8, Township 22 South, Range 13 East, Gila and Salt River Base and Meridian, Santa Cruz County, Arizona, more particularly described as follows:

COMMENCING at the Westerly boundary and at the point known as the corner between the North and South One-Half (S 1/2) of said Baca Float No. 3, from which mile post 19 of said Westerly boundary of said Land Grant bears S 00°17'36" W, 1,691.26 feet;

THENCE S 89°54'11" E, along said North and South One-Half (S 1/2) line, a distance of 5,010.37 feet, to the Southwesterly corner of the parcel described in Docket 58 at Page 226, as recorded in the Office of the County Recorder, Santa Cruz County, Arizona;

THENCE N 00°30'15" W, along the Westerly boundary of said parcel, a distance of 2,794.15 feet to a point;

THENCE S 79°15'52" W a distance of 230.87 feet to a point;

THENCE N 80°12'27" W a distance of 100.00 feet to a point;

THENCE S 77°42'04" W a distance of 835.47 feet to the POINT OF BEGINNING;

THENCE N 74°07'03" W a distance of 1,360.51 feet to a point;

THENCE N 19°22'37" E a distance of 920.18 feet to a point;

THENCE N 61°17'39" E a distance of 1,601.95 feet to a point;

THENCE S 15°00'28" W a distance of 1,015.82 feet to a point;

THENCE S 07°40'54" W a distance of 1,037.96 feet to the POINT OF BEGINNING.

Containing 41.666 acres, more or less.

Prepared by:

CELLA BARR ASSOCIATES


Nemesio A. Trevino, P.E., R.L.S.

Offices in Tucson and Phoenix, Arizona
Engineering - Planning - Surveying - Landscape Architecture - Hydrology

B7.

Water Area Parcels-Overall Exhibit

A PORTION OF THE LUIS MARIA BACA LAND GRANT,
FLOAT NO. 3, AND LYING WITHIN THEORETICAL
SECTIONS 5, 6, 7, 8, 9, 16, 17 & 18, T-22-S, R-13-E,
GILA & SALT RIVER MERIDIAN, SANTA CRUZ COUNTY, ARIZONA

SCALE: 1" = 1000'



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PROJ NO: 05087-02 (7WPA058702)